

**ONLINE E – AUCTION SALE OF ASSET****KOTAK MAHINDRA BANK LIMITED**

**REGISTERED OFFICE:** 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI, MAHARASHTRA, PIN CODE- 400 051

**BRANCH OFFICE:** KOTAK MAHINDRA BANK LTD. PLOT NO. 8, 1<sup>ST</sup> FLOOR, W.H.C ROAD, SHANKAR NAGAR, NAGPUR, MAHARASHTRA - 440010

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF FULLERTON INDIA HOME FINANCE COMPANY LIMITED (hereinafter referred to as "FIHFCL") ON 30.12.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LIMITED TO KOTAK MAHINDRA BANK, WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS FOR REALIZATION OF BANK'S DUES.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY**

ALL THAT PIECE AND PARCEL OF R.C.C STRUCTURE CONSISTING OF A RESIDENTIAL UNIT HAVING FLAT/APARTMENT NO F-1, SITUATED ON THE FIRST FLOOR, HAVING TOTAL SUPER BUILT UP AREA OF 74.88 SQ.MTRS TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN LAND 21.81% IN THE SAID PLOT NO.23, IN THE SCHEME OF DEVELOPER BY NAME "LOTUS", ADMEASURING ABOUT 228 SQ.MTRS. SITUATED IN LAYOUT OF KHASRA NO.141, ADMEASURING ABOUT 1.58 H.R (15800 SQ.MTRS) LAND REVENUE 6.25, P.H NO 49, SITUATED AT MOUZA HINGNA TAHSIL HINGNA, DISTRICT NAGPUR, MAHARASHTRA.

**BOUNDARIES:-**

NORTH BY : ROAD

SOUTH BY : OTHER LAYOUT

EAST BY: PLOT NO. 24

WEST BY: PLOT NO. 22

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1. DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p><b>1. MR. VINOD K FULZELE (BORROWER)</b> <b>2. MRS. VARSHA VINOD FULZELE (CO-BORROWER)</b> <b>3.M/S PANCHSHEEL PHOTO STUDIO (CO-BORROWER)</b></p> <p>THROUGH ITS PROPRIETOR MR. VINOD K FULZELE AT: H. NO 394, W. NO. 10, HINGNA ROAD, NAGPUR, MAHARASHTRA-441110</p>	<p>1) E-AUCTION DATE :- 21/03/2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 20/03/2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 16.03.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.18,50,000/- (RUPEES EIGHTEEN LAKH FIFTY THOUSAND ONLY)</p> <p>EMD: RS. 1,85,000/- (RUPEES ONE LAKH EIGHTY FIVE THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/-- (RUPEES FIFTY THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

<p><b>BOTH 1 &amp; 2 AT:</b> PLOT NO.23, FLAT NO. F-1, LOTUS APARTMENT, HINGNA CITY, HINGNA ROAD, NAGPUR, MAHARASHTRA-441110</p> <p>LOAN ACCOUNT NO. 604707210243801 &amp; 604707510244633</p> <p>TOTAL OUTSTANDING: RS. 32,00,409/- (RUPEES THIRTY TWO LAKH FOUR HUNDRED AND NINE ONLY) OUTSTANDING AS ON 06.02.2024 WITH FURTHER INTEREST APPLICABLE FROM 07.02.2024 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT NAGPUR OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO. **RAR22000347** AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. NILESH DESAI (+919822501623) (+91-9152219751), MR. RAVINDER GODARA (+91 9983999074) & MR. RAJENDER DAHIYA (+91 8448264515)**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: NAGPUR**

**DATE: 19,02,2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**